Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
08-0930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 388,000.00.

D. Gwyn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of September, 2008.

Notary Public

Commission Expiration: 6-26-11

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

ADDRESS OF NEW OWNER:
Saeed Sassan
Katayoon Aminmadani
1818 Beech Ave
Nashville, TN 37203

SEND TAX BILLS TO:
Saeed Sassan
Katayoon Aminmadani
1818 Beech Ave
Nashville, TN 37203

MAP-PARCEL:
105-100-03000

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Reja Ferdowsi , unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Saeed Sassan and wife, Katayoon Aminmadani

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Southerly 50 feet of the northerly 100 feet of Lot No. 6 on the Plan of Waverly Land Company's Plan of Lots, called Waverly Place, of record in Plat Book 57 at page 95, Register's Office for Davidson County, Tennessee, and described according to a mortgage loan inspection by John Kohl & Company, P. C., dated12/29/97, License No. 100, whose address is 400 7th Ave. S., Nashville, TN 37203, as follows:

Said part of Lot No. 6 fronts 50 feet on the easterly side of Beech Avenue and runs back between parallel lines, 180 feet, more or less, to an alley.

Being the same property conveyed to Reja Ferdowsi on 01/15/1998 by deed from Nicholas Theodore Russell Judson, filed for record on 01/21/1998 in book 10763, page 169, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **1818 Beech Ave Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of September, 2008.

Reja Ferdowsi

Davidson County DEEDWARR
Recvd: 09/18/08 14:57 3 pgs
Fees:18.00 Taxes:1435.60
20080918-0095429

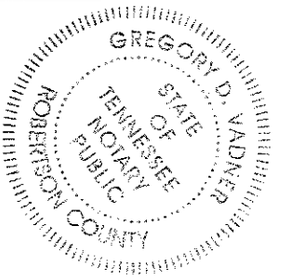
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Reja Ferdowsi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 16 day of September, 2008.

Notary Public

Commission Expiration: 6-26-11



Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.